



FARM REAL ESTATE AUCTION

**80 Acres m/l
Linn County, Iowa**

**Sale held at Mount Vernon Sleep Inn & Suites
310 Virgil Avenue, Mt. Vernon, Iowa 52314**

October 27, 2010 – Starting at 10:00 a.m.

FARM LOCATION: From Mount Vernon: 1 mile north on the Springville Blacktop (Highway X20), 1 mile east on Abbe Hills Road and ¼ mile north on Ink Road.

LEGAL DESCRIPTION: NE ¼ SW ¼ and NW ¼ SE ¼ Section 34, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa.

FSA INFORMATION: Farm #4941 – Tract #2948

Cropland	74.8 Acres
Corn Base	72.0 Acres
Direct and Counter Cyclical Corn Yield	121/121 Bushels/Acre
Soybean Base	0.2 Acres
Direct and Counter Cyclical Soybean Yield	40/40 Bushels/Acre

This farm is classified as Non-Highly Erodible Land (NHEL).

AVERAGE CSR:* ArcView Software indicates a CSR of 84.8 on the cropland acres. The Linn County Assessor indicates a CSR of 82.2 on the entire farm.

REAL ESTATE TAXES: 2009-2010, payable 2010-2011 – \$2,290.00. There are 79.0 taxable acres.

POSSESSION: At closing, subject to a 2010 cash rent lease.

DATE OF CLOSING: December 9, 2010.

PIPELINE: A petroleum pipeline crosses the farm.

METHOD OF SALE: This property will be offered at public auction as one parcel containing 80 acres. The bids will be dollars per acre and will be multiplied by 80 acres to determine the total sales price. Sellers reserve the right to refuse any and all bids.

TERMS: 10% down payment required the day of sale. Successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price by cashier's check or wire transfer on December 9, 2010.

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.*

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

ANNOUNCEMENTS:

Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Any announcements made auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All Acreage figures are based on information currently available, but they are not guaranteed.

AGENCY:

Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Seller.

SELLER:

Dan M. Kirkpatrick.

BROKERS COMMENTS:

This is an excellent quality farm. Farmers and Investors don't miss this one!

Troy R. Louwagie, ALC
tlouwagie@mtv.hfmgt.com

or

Jamie R. Nabb, Licensed Real Estate Salesperson
jnabb@mtv.hfmgt.com

For additional information contact:

HERTZ REAL ESTATE SERVICES/HERTZ FARM MANAGEMENT, Inc.
P.O. Box 50, Mt. Vernon, IA 52314
Telephone: 319-895-8858

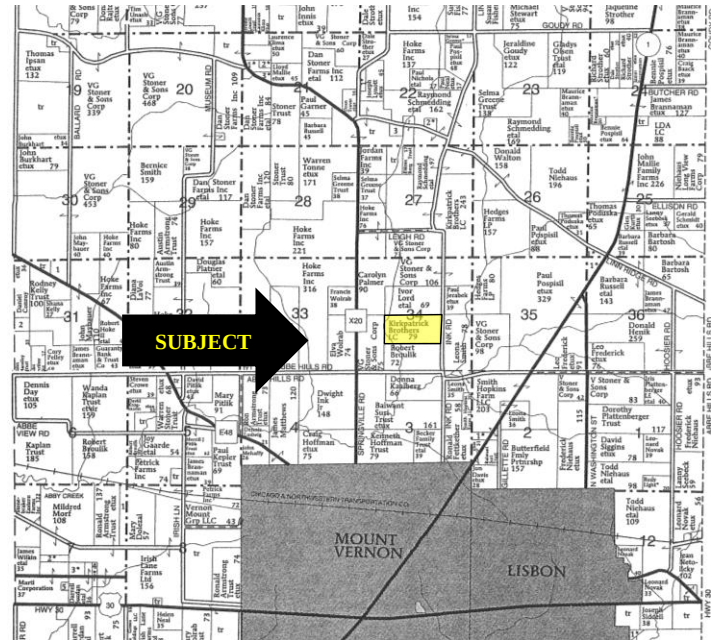


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Aerial Map



Plat Map



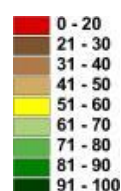
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CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	74.8	Average CSR	84.8	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
11B	Colo-Ely complex, 2 to 5 percent	68	176	48	1.35	
133	Colo silty clay loam	80	192	52	8.06	
291B	Atterberry silt loam, 2 to 5 percer	85	199	54	0.67	
351A	Atterberry silt loam, sandy substr	73	183	49	1.77	
377B	Dinsdale silty clay loam, 2 to 5 p	90	206	56	37.39	
381B	Klinger-Maxfield silty clay loams,	80	192	52	5.94	
426B	Aredale loam, 2 to 5 percent slop	85	199	54	0.65	
426C	Aredale loam, 5 to 9 percent slop	70	179	48	2.87	
761A	Franklin silt loam, 0 to 2 percent	90	206	56	0.01	
761B	Franklin silt loam, 2 to 5 percent	85	199	54	10.23	
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	2.47	
83C2	Kenyon loam, 5 to 9 percent slop	70	179	48	3.36	
T160	Walford silt loam, benches	65	172	46	0.08	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM OR JNABB@MTV.HFMGT.COM

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REID: 010-1179

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